

LEGAL NOTICE  
GILA COUNTY  
PLANNING AND ZONING COMMISSION  
AND THE GILA COUNTY BOARD OF SUPERVISORS

**NOTICE IS HEREBY GIVEN** that the Gila County Planning and Zoning Commission will hold a public hearing on Thursday, September 19, 2019 beginning at 10:00 A.M. to hear citizens who may wish to comment on proposed amendments to the Gila County Zoning Ordinance for unincorporated areas of Gila County Arizona No. 2014-04 (last amended by Ordinance No. 2018-05) and the 2003 Gila County Comprehensive Plan. The hearing will take place in the Board of Supervisors Hearing Room, located at 1400 E. Ash Street, Globe, AZ and will be simultaneously telecast to the Board of Supervisors Conference Room at 610 E. State Hwy 260, Payson, AZ. The Gila County Board of Supervisors will hold a public hearing on Tuesday, October 15, 2019 at 10:00 A.M. to hear citizens who may wish to comment on proposed amendments to the Gila County Zoning Ordinance for unincorporated areas of Gila County Arizona No. 2014-04 (last amended by Ordinance No. 2018-05) and the 2003 Gila County Comprehensive Plan. The hearing will take place in the Board of Supervisors Hearing Room, located at 1400 E. Ash Street, Globe, AZ and will be simultaneously telecast to the Board of Supervisors Conference Room located at 610 E. Hwy 260, Payson, AZ.

**Amendment to the Gila County Zoning Ordinance:**

**Z-19-04 - LARRY SHEEHAN**- An application to amend the Gila County Zoning Ordinance for parcel 304-32-012A currently designated RR (Rural Residential District) to M3 (Industrial Three District – Unrestricted Industrial), allowing the applicant to develop a commercial manufacturing business. This property is located at 16424 N AZ HWY 87 in Rye, AZ.

**Minor Amendment to the Gila County Comprehensive Master Plan:**

**CPA-19-01 - LARRY SHEEHAN** – An application for a minor amendment to the Gila County Comprehensive Master Plan for parcel 304-32-012A to change the land use designation from Multifunctional Corridor to Light Industrial allowing the applicant to develop a commercial manufacturing business. This property is located at 16424 N AZ HWY 87 in Rye, AZ.

**Amendments to the Gila County Zoning Ordinance for:**

**SECTION 101.3 - ADMINISTRATIVE VARIANCE:** Notice of decisions to be sent by First Class U.S. mail.

**SECTION 102 – DEFINITIONS:** **OFF-SITE SALES OF ALCOHOLIC BEVERAGES:** The person to person sale or providing of alcoholic beverages for consumption off the property. **ON-SITE SALES OF**

**ALCOHOLIC BEVERAGES:** The person to person sale or providing of alcoholic beverages to persons who are present on the property for consumption on the property. **REMOTE SALES OF ALCOHOLIC BEVERAGES:** The sale or providing of alcoholic beverages that is not person to person but is to persons not present on the property and the transfer of alcoholic beverages is facilitated by internet, mail, telephone, or other electronic means, and the transfer will be by shipment to the persons at another location with no picking-up of the alcoholic beverages on or at the property.

**SECTION 103.3 - RESTRICTION ON REGULATING THROUGH ZONING:** The definition of agricultural purposes does not include the cultivation of cannabis or marijuana.

**BUSINESS USES, STRUCTURES AND BUILDINGS NOT CURRENTLY CONFORMING WITH ZONING REGULATIONS (NONCONFORMING):**

**EXPANSION:** A nonconforming business use within a zoning district may expand, if such expansion does not exceed one hundred percent (100%) of the area of the original business.

**DISCONTINUANCE:** A consecutive 540 day (approximately 18 months) discontinuance of the operation of a nonconforming business use shall be deemed as an expiration of nonconforming status.

**RECONSTRUCTION:** If a nonconforming use, structure, or building is damaged or destroyed by fire, earthquake, flood, explosion, natural disaster, or act of public enemy, the nonconformance may be reconstructed and used as before if done within 360 days (approximately 12 months) of the event date.

**CHANGE OF USE:** A nonconforming business use may not be changed to another business use unless the use is in conformance with the zoning district in which same is located.

**SECTION 104.4 - USE DISTRICTS (COMMERCIAL):**

**C1 - COMMERCIAL ONE DISTRICT (NEIGHBORHOOD CONVENIENCE DISTRICT)** – Permitted Uses: Production and remote sales of alcoholic beverages at craft distillery, farm winery, and microbrewery establishments. Uses that require a Conditional Use Permit: On-site alcoholic beverage sales for on-site consumption in establishments serving beverages or serving food and beverages as a primary service, and in craft distillery, farm winery, and microbrewery establishments.

**C2 – COMMERCIAL TWO DISTRICT (INTERMEDIATE COMMERCIAL)** – Uses that require a Conditional Use Permit: The on-site alcoholic beverage sales for on-site consumption in establishments serving beverages or serving food and beverages as a primary service, and in craft distillery, farm winery, and microbrewery establishments.

**C3 – COMMERCIAL THREE DISTRICT (CENTRAL COMMERCIAL DISTRICT)** – Uses requiring a Conditional Use Permit in the C2 District are permitted uses in C3 District.

**SECTION 104.3 - USE DISTRICTS (MULTI-FAMILY RESIDENTIAL)**

TRANSITIONAL RESIDENTIAL (TR) - Uses that require a Conditional Use Permit: The on-site alcoholic beverage sales for off-site consumption, on-site alcoholic beverage sales for on-site consumption in establishments serving beverages or serving food and beverages as a primary service, and craft distillery, farm winery, and microbrewery establishments for alcoholic beverage production, remote sales, on-site or off-site alcoholic beverage sales, and on-site alcoholic beverage consumption.

**SECTION 104.7 - USE DISTRICTS (SPECIAL)**

GU- GENERAL UNCLASSIFIED DISTRICT - Permitted Uses: Production and remote sales of alcoholic beverages in craft distillery, farm winery, and microbrewery establishments. Uses that require a Conditional Use Permit: On-site alcoholic beverage sales for off-site consumption, on-site sales and consumption of alcoholic beverages in establishments serving beverages or serving food and beverages as a primary service, and craft distillery, farm winery, and microbrewery establishments.

Interested persons may file a statement in writing for or against, or appear and be heard at the dates set forth. Citizens can mail their statements to the addresses below.

Information on the above-mentioned cases are available for review in the Gila County Community Development Department located at 745 N. Rose Mofford Way, Globe, AZ or 608 E. Hwy 260, Payson, AZ during normal business hours. Comments can also be sent to [mdahlke@gilacountyaz.gov](mailto:mdahlke@gilacountyaz.gov) or (928) 402-8514.

By:  for  
Michelle Dahlke  
Gila County Community Development